



11 SOUTH VIEW,
PORTISHEAD, BS20 7DP

GOODMAN
& LILLEY







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PORTISHEAD BS20 7DP

GUIDE PRICE
£489,950

Nestled between the Lake Grounds and the vibrant Marina, this charming four-bedroom semi-detached stone-built cottage offers the perfect blend of tranquility and convenience.

The cottage's traditional stone construction and well-maintained exterior immediately capture the eye, setting the stage for the delightful interior that awaits. Step inside, and you'll be greeted by a warm and inviting atmosphere, enhanced by the property's abundance of original features and tasteful modern upgrades.

On entering the property the generously proportioned entrance hall, you are immediately struck by the sense of space and the inviting ambiance that sets the tone for the entire home. A turned staircase rises to the first-floor landing with a cloakroom situated beneath for convenience. The living room, situated on the front elevation, enjoys a delightful southerly aspect, bathing the space in warm, natural light throughout the day. Featuring a wood-burning stove as the centerpiece, this cosy room is further enhanced by the charming details, such as the picture rails and exposed wooden floorboards, which lend an air of timeless elegance.

As you move through the home the versatile dining room, where an ornamental fireplace creates a captivating focal point. This generously proportioned space is perfect for hosting memorable family gatherings or dinner parties. The kitchen-breakfast room, one is immediately struck by the perfect balance of traditional charm and modern convenience. The Shaker-style kitchen cabinetry, with its timeless appeal, is complemented by the warm tones of the wood block work surfaces. Fitted appliances include an electric fan-assisted double oven, integrated dishwasher, and with space for a fridge/freezer. A stable door leads out to the rear garden complementing the period style and feel of the room. Conveniently located off the kitchen is the utility room, which provides additional storage and access to the front of the property, ensuring a seamless flow and functionality throughout the ground floor.

Ascending the turned staircase to the first-floor

where three bedrooms and a family bathroom can be located. The jewel in the crown is the master bedroom, situated on the rear elevation, which enjoys a peaceful ambiance and ample natural light. This generously proportioned room is further enhanced by the inclusion of an en-suite shower room, providing a private and indulgent retreat. The second bedroom, meanwhile, boasts captivating views over Portishead and the Gordano Valley, offering a picturesque backdrop to start the day. Completing the trio of double bedrooms is the third bedroom, a versatile space that can be easily adapted to suit the needs of the growing family or accommodate guests with ease. The family bathroom features a traditional claw-foot bathtub with drench shower, low-level WC and a vanity circular wash hand basin, this generously proportioned space exudes a timeless elegance, while also providing the modern conveniences expected of a home of this caliber. From the landing, a secondary staircase leads to the fourth bedroom or study, offering a flexible space that can be tailored to suit the evolving needs of the homeowners.

Outside

A pathway leads up to the front door and the convenient utility/boot room. The front garden, south-facing and beautifully landscaped, offers a delightful first impression, with its lawn and attractive floral borders creating a well-maintained outdoor space. Venture to the rear of the property, and you'll find the rear garden, which is well maintained and offers a blend of lawn and patio areas. This outside perfectly positioned to capture the sun's rays throughout the day, providing the

ideal setting for al fresco dining.

A great feature of this exceptional cottage is the unique inclusion of two dedicated parking spaces, situated directly in front of the property. This convenience is further enhanced by the presence of an allotment, not only offering a picturesque view but also providing the opportunity to indulge in productive gardening pursuits, should the new owners wish to do so. The allotment can be rented for a nominal charge, subject to availability, adding another layer of versatility and appeal to this truly remarkable home.

Location

Set only a short distance from the High Street it offers the perfect location, whether it's using the facilities of the nearby leisure centre, dropping the kids off at Portishead Primary or simply taking a stroll down to the nearby Lake Grounds and Marina Quayside this property offers it all.

With a high demand for period properties in Portishead, an early viewing is a must to avoid disappointment. Call one of our property professionals on 01275 430440 to arrange your next appointment to view.

Useful Information

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

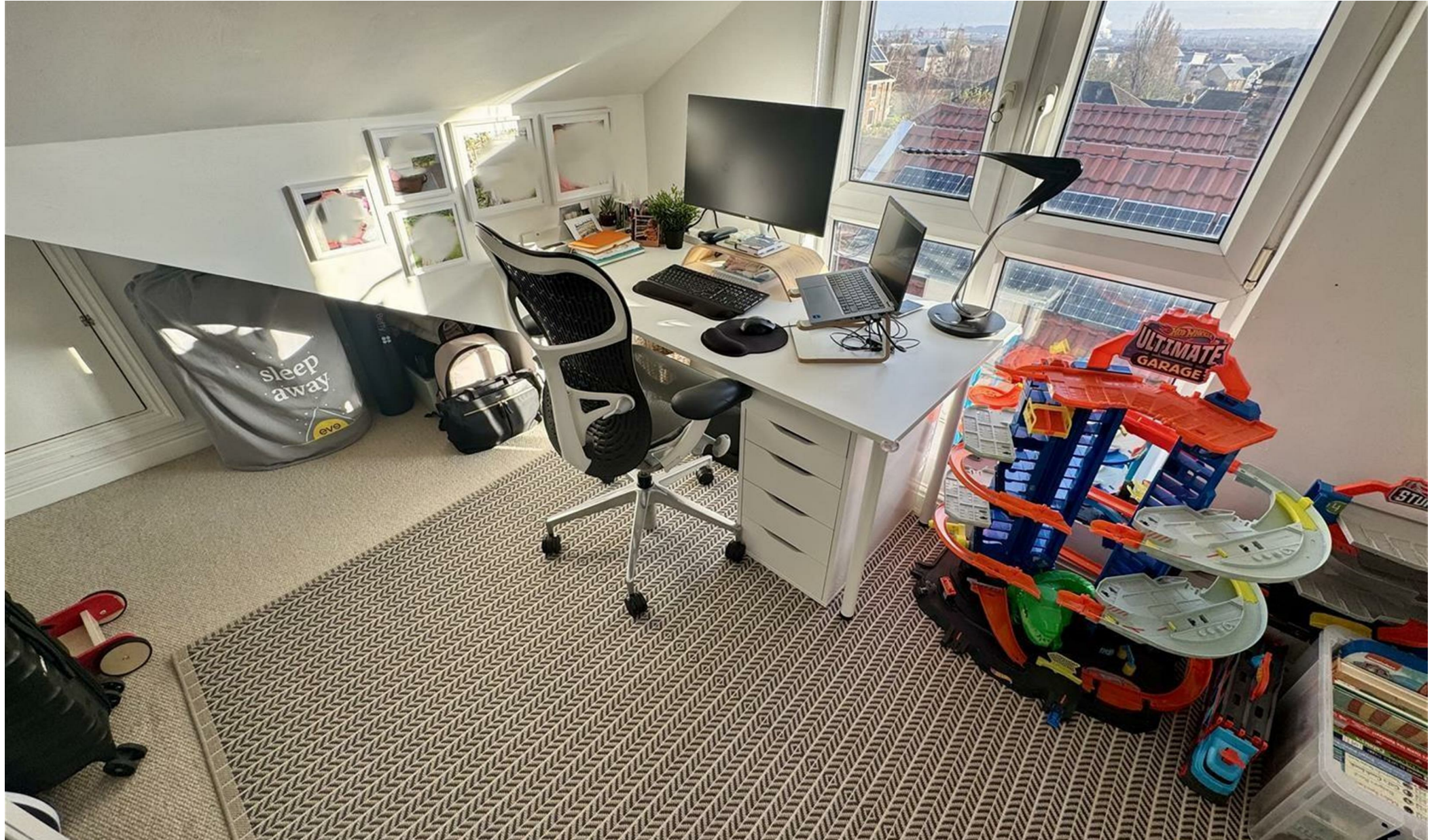
Council Tax Band: B

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440



- Period Semi Detached Family Home
- Highly Convenient Location
- Rarely Available In This Location
- Four Bedrooms
- Period Features & Charm
- Impeccably Presented Throughout
- Master En-suite Shower Room
- Two Parking Spaces
- Front & Rear Gardens



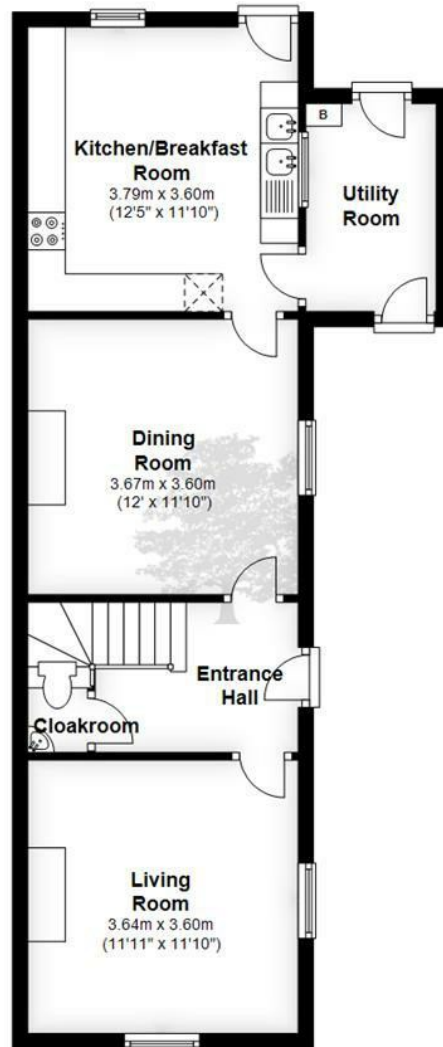


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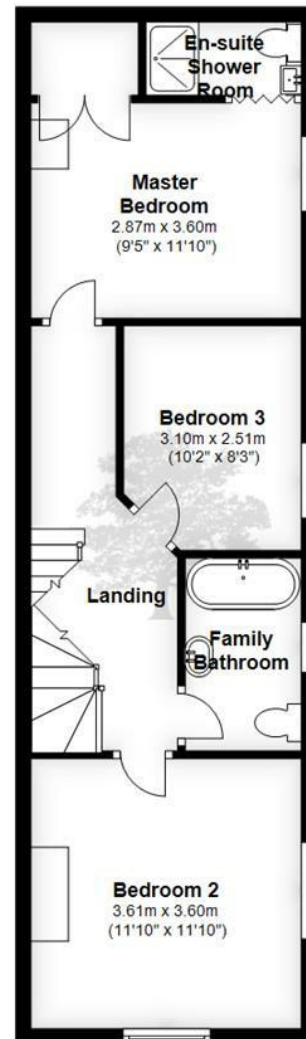
Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



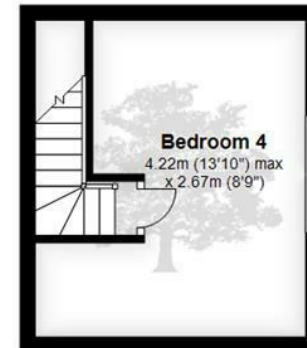
First Floor

Approx. 48.8 sq. metres (524.7 sq. feet)



Second Floor

Approx. 14.8 sq. metres (158.8 sq. feet)



Total area: approx. 116.8 sq. metres (1257.6 sq. feet)

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